

MEETING SUMMARY
PRIMARY ZONE STUDY COMMITTEE

Meeting of July 14, 2010, Walnut Grove Library

Meeting convened at 1:00 p.m.

Committee Members present: Commissioners Albright, Vick, Ruhstaller, and Roberta Goulart as proxy for Commissioner Piepho.

Committee Members not present: Commissioners Ferguson, Cabaldon, and Pegos.

Commissioner Albright served as chair of the meeting.

First, Douglass Environmental presented to the Committee the work to-date on the Primary Zone Study. The consultant team asked for input and direction from the Committee to help develop criteria to better define the Primary Zone's "areas of concern". The Primary Zone "areas of concern" include: the Cosumnes/Mokelumne River Floodway, Rio Vista, and the South Delta Lowlands. The committee determined agricultural land preservation, habitat protection, enhancing recreational opportunities, economic sustainability, and the delta as a place as goals to define the boundaries of the Primary Zone for protection.

One key criterion the Committee further discussed was an economic development viability factor in determining the boundaries of the Primary and Secondary Zones. The Committee specifically examined Rio Vista to determine if any parts of the city should be placed into the Primary Zone. Rio Vista's Mayor Vick expressed that Rio Vista should be included in the "legal Delta", but placed in the Secondary Zone.

The Committee proposed two questions to present at the next Delta Protection Commission meeting to help settle on these boundary areas:

1. Should urban areas be taken out? And if so, what determines an urban area and what are the criteria for adding or subtracting these areas from the Delta Commission protection?
2. Are the three goals outlined in the Commission's Protection Act enough in determining boundaries of the study areas?

The Committee reviewed the Project Status Letter. The Committee concluded the letter should be postponed until after the July Commissioners' meeting. The Committee agreed the letter should include: a rational timeframe to determine the study project, the status on issues such as zoning and boundary definition, as well as a request for more public and stakeholders' input. The Committee will also ask the Delta Stewardship Council for support in a time extension.

Public Input:

Susan Dell'Oso of the River Islands Project expressed a concern about certain land uses not allowed in the Primary Zone that create conflicts with preexisting land uses if there is a change from boundaries in the Secondary Zone into Primary Zone. Additionally, Ms. Dell'Oso stated changing boundary zones impacts the economic plan of the area and it will impact urban development as well as farming.

Bill Geyer of the Resource Land Owners Coalition expressed switching lands from Secondary Zone to Primary Zone negatively affects both sides because it changes the appraisals of the land and the environmental transactions that have been established.

Michael Hakeem of Hakeem, Ellis, and Marengo thanked the Commission for handing out his letter and asked the Committee if they could evaluate his letter and the area of concern in the Primary Zone Study process.

The Meeting adjourned at 3:00 p.m.